

WARRANTY DEED
Joint Tenancy

BK 3272 PG 095

Know all Men by these Presents, 52-0-18✓
45-36

That we, JEFFREY S. JACQUES of Fairfield, County of Somerset and State of Maine, and DANIEL H. PINNETTE of Waterville, County of Kennebec and State of Maine,

in consideration of ONE (\$1.00) DOLLAR and Other Valuable Considerations

030130

paid by JUSTIN S. RINFRET and MICHELE R. RINFRET of Waterville, County of Kennebec and State of Maine,

whose mailing address is 26 Quarry Road, Apt. #18
Waterville, Maine 04901

TRANSFER
TAX
PAID

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said JUSTIN S. RINFRET and MICHELE R. RINFRET

as joint tenants and not as tenants in common, their heirs and assigns forever,

A CERTAIN LOT or parcel of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

BEING LOT #3 as shown on a Survey Plan entitled "Coolidge Street Subdivision" prepared by Rowe and Wendell dated May, 1987 and recorded in the Kennebec County Registry of Deeds on June 12, 1987 in Plan File D-87097. This Lot contains 96,310 square feet.

ALSO conveyed herewith is a right of way in common with others for purposes of ingress and egress to and from the above described Lot to Washington Street.

THE above described premises are conveyed subject to the following restrictions which shall run with the land and be binding upon the Grantees herein and their successors and assigns:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall said lots be subdivided or sold or leased in parcels, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuilding shall be occupied as a residence prior to the construction of the main building.
2. That no house for more than one family and costing less than forty thousand (\$40,000.00) dollars shall be built on said land, and no building, including garages shall be erected or placed on any part of said land within thirty (30) feet of the street and within ten (10) feet from any boundary line.
3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.
4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.
6. The exterior of any building constructed on the premises shall be completed within one (1) year from the date of issuance of the City of Waterville building permit.

REFERENCE is made to a City of Waterville Certificate of Variance dated October 14, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3255, Page 248.

BEING a portion of premises described in a Warranty Deed from Richard Cloutier and Gertrude M. Cloutier to Jeffrey S. Jacques and Daniel H. Pinnette dated June 10, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3170, Page 118.

of the month of *November*, A.D. 1987.

Signed, Sealed and Delivered
in presence of

Steph F. Dubord
Steph F. Dubord

Jeffrey S. Jacques
JEFFREY S. JACQUES
Daniel H. Pinnette
DANIEL H. PINNETTE

State of Maine, County of KENNEBEC

on *November 30*, 1987.

Then personally appeared the above named JEFFREY S. JACQUES and DANIEL H. PINNETTE

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Steph F. Dubord

Steph F. Dubord
Attorney At Law
Notary Public

Notary Public
Attorney at Law

My Commission Expires September 4, 1994

RECEIVED KENNEBEC SS.

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RECORDED FROM ORIGINAL

Printed Name,